



# Unit 16 Old Quarry Campus, Northwest Business Park, Ballycoolin, D15 PVOH

**TO LET**

**BER E1**



363 Sq. m



Generous Car Parking



Fully Fitted Offices & Staff Facilities

Attractively Finished, Warehouse & High Office Content Unit in a Profile Position in a Popular Business Location

## PROPERTY FEATURES

- Modern, attractively finished, end of block warehouse & office unit.
- Clear internal height – 8 m. to full height space.
- Additional non structural storage of 60 sq. m.
- Twin skin insulated metal deck roof.
- Loading access via 1 No. grade level loading door, measuring 2.9 m. wide x 4.1 m. high.
- 2 storey offices & staff facilities located at the front of the property and in turn key condition.
- Finishes include; canteen, shower, suspended ceilings with recessed light fittings, a mix of carpet & laminate floor coverings, GFCH, intruder alarm etc.
- 6 No. designated car spaces.
- Popular, long established north west Dublin location.
- Please note we have not tested any apparatus, fixtures, fittings or services. Intending tenants must undertake their own investigation into the working order of these items.

## ACCOMMODATION (Sq. m.)

Measurement Application – Gross External

|                                       |            |
|---------------------------------------|------------|
| Warehouse - (Full Height)             | 97         |
| Warehouse - (Sub Mezzanine)           | 60         |
| Two Storey Offices & Staff Facilities | 206        |
| <b>TOTAL</b>                          | <b>363</b> |
| Non-Structural Mezzanine              | 60         |

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

## LEASE & ANNUAL RENT

On application.

## BER

BER: E1

BER No. 800500381

Energy Performance Indicator: 496 kWh/m<sup>2</sup>/yr

## DRIVE TIMES

## MINS

|                              |    |
|------------------------------|----|
| M50 Motorway Junction 5 (N2) | 8  |
| M50 Motorway Junction 6 (N3) | 8  |
| Dublin International Airport | 15 |
| Dublin Port Tunnel           | 14 |
| Dublin City Centre           | 25 |

(Source: Google Maps without traffic)



GPS: 53.41754, -6.35124



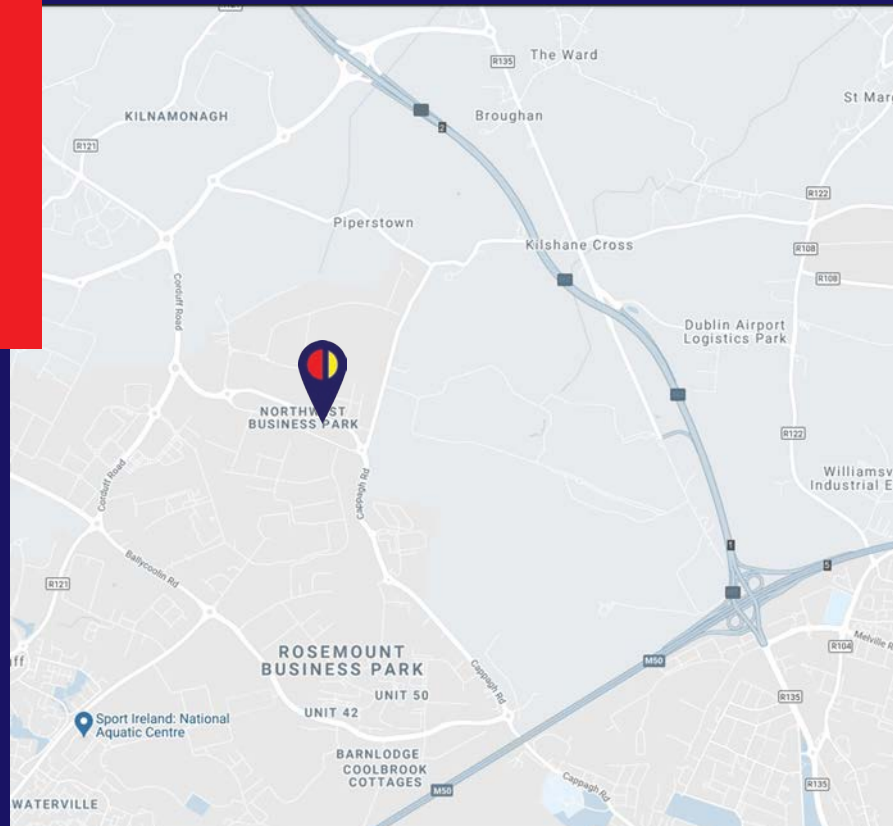
INDUSTRIAL PROPERTY SPECIALISTS

T: +353 1 453 2755

E: info@harvey.ie

W: www.harvey.ie

PSRA Licence No. 002027



## DISCLAIMER

Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.